

ZB# 97-28

**Mans / Toyota of
Newburgh**

14-3-3

#97-28 ~~Mass-~~ / Toyota of Newburgh,
Inc.
14-3-3. sign

Prelim.

Aug. 11, 1997.

Copy of Deed +

Photo -

8/19/97 - Notice to Submit
Documents - 9/2/97.

Public Hearing

Sep. 8, 1997.

No Show

Public Hearing

Sep 22, 1997

Granted.

Sign, variance

Refund: \$ 407.50

Wilson Jones • Carbonless • 8164-MCR Duplimate • 8165794-CL Triplast

MADE IN U.S.A.
© Wilson Jones, 1989

RECEIPT 6772305

DATE Aug 29, 1997

RECEIVED FROM Toyota of Newburgh

Address _____

One Hundred fifty 00/100 DOLLARS \$ 150.00

FOR ZBA 97-28

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	
AMOUNT PAID		CHECK 1300	15000
BALANCE DUE		MONEY ORDER	

Town Clerk

BY Dorothy H. Hansen
sh

APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Mans Casey / Toyota of Newb.

FILE# 97-28

RESIDENTIAL: \$50.00
INTERPRETATION: \$150.00

COMMERCIAL: \$150.00

AREA ☒ Sign

USE ☐

APPLICATION FOR VARIANCE FEE \$ 150.00

paid 8/28/97 # 3028

ESCROW DEPOSIT FOR CONSULTANT FEES \$ 500.00

paid 8/28/97 # 3029

DISBURSEMENTS:

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING-PER PAGE 8/11/97 - 3 pgs \$ 13.50
2ND PRELIMINARY- PER PAGE 9/22/97 - 2 pgs \$ 9.00
3RD PRELIMINARY- PER PAGE \$
PUBLIC HEARING - PER PAGE \$
PUBLIC HEARING (CONT'D) PER PAGE \$

TOTAL \$ 22.50

ATTORNEY'S FEES: \$35.00 PER MEEETING

PRELIM. MEETING: 8/11/97 \$ 35.00
2ND PRELIM. 9/22/97 \$ 35.00
3RD PRELIM. \$
PUBLIC HEARING. \$
PUBLIC HEARING (CONT'D) \$

TOTAL \$ 70.00

MISC. CHARGES:

..... \$
TOTAL \$ 92.50

LESS ESCROW DEPOSIT \$ 500.00
(ADDL. CHARGES DUE) \$
REFUND DUE TO APPLICANT. \$ 407.50



AUTOS OF NEWBURGH INC. • DBA
TOYOTA Newburgh



3028

NEW WINDSOR, NEW YORK 12553

96 Route 9W, NEW WINDSOR, NY 12553

THE SUM OF *****150

DOLLARS AND *00* CENTS

50-236
219

8/26/97

\$150.00**

AUTOS OF NEWBURGH INC. • DBA
TOYOTA OF NEWBURGH

Kathleen J. Fisher

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

TOWN OF NEW WINDSOR

TO THE
ORDER
OF

THE BANK OF NEW YORK
213 QUASSACK AVE
NEW WINDSOR, N.Y. 12553

#28A 97-28

⑈003028⑈ ⑆021902352⑆ ⑆0232004812⑈



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TOYOTA Newburgh



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NEW WINDSOR, NEW YORK 12553

96 Route 9W, NEW WINDSOR, NY 12553

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213 QUASSACK AVE
NEW WINDSOR, N.Y. 12553

#28A 97-29

⑈003029⑈ ⑆021902352⑆ ⑆0232004812⑈

In the Matter of the Application of

MANS /TOYOTA OF NEWBURGH

#97-28.

MEMORANDUM OF
DECISION GRANTING
AREA VARIANCE
FOR SIGN

WHEREAS, MANS BROTHERS REALTY, INC., a corporation having an office located on Route 32 South, (mailing address: P. O. Box 247, Vails Gate) New Windsor, N. Y. 12553 (owner), and **TOYOTA OF NEWBURGH, INC.,** a corporation with an office located at 96 Route 9w, New Windsor, N. Y. 12553, (lessee) have made application before the Zoning Board of Appeals for a 2 ft. sign width variance to place a wall sign on the side of the building (and removal of old roof-top sign) located at property at 334 Route 9W, in an NC zone; and

WHEREAS, a public hearing was held on the 22nd day of September, 1997 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Dina Gaillard of Toyota of Newburgh, Inc., appeared before the Board for this Application and he presented a proxy from the owner of the property in question; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in favor of or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and in The Sentinel, also as required by law.

2. The evidence presented by the Applicant showed that:

(a) The property is a commercial property located adjacent to a professional use and another commercial property, in a neighborhood of commercial properties.

(b) The site is a former Sunoco Gas Station.

(c) The present sign advertising the business is the old sign which is located on the

roof.

(d) As a condition of approval, the Applicant agrees to remove the roof sign and place the new sign on the side of the building which is actually lower than the present sign.

(e) The sign being removed is much bigger than the one proposed.

(f) The sign which the Applicant proposes to construct does not conform to the existing sign portion of the Zoning Local Law and would be smaller in size than the sign which already exists on the property.

(g) The proposed sign was reviewed by the Board and appeared to be consistent with the signs already displayed in the neighborhood.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.

2. There is no other feasible method available to the Applicant which can produce the benefits sought.

3. The variance requested is substantial in relation to the Town regulations but nevertheless is warranted due to the peculiar nature of the property.

4. The requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.

5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but nevertheless should be allowed because allowing the proposed sign to be erected will not only be consistent with the neighborhood within which it is located but will promote the interests of the Town of New Windsor by having further commercial development serving its citizens.

6. The benefit to the Applicant, if the requested variance is granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.

7. The requested variance is appropriate and is the minimum variance necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

8. The interests of justice will be served by allowing the granting of the requested area variance.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 2 ft. sign width variance to place a wall sign on the side of the building located at the above-referenced property (and to remove an existing roof-top sign) in an NC zone as sought by the Applicants in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: November 10, 1997.

/s/ Lawrence Torley
Chairman

Date 9/28/97, 19.....

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

TO Frances Roth 168 North Derry La DR.
Newburgh ny 12550

DATE			CLAIMED	ALLOWED
9/28/97		Zoning Board Mtg	75 00	
		Misc - 2		
		Patel - 5		
		Franklin - 7		
		Manstoyder - 2 9.00		
		Craig Toyder - 2		
		Catanzaro - 3		
		Casey - 3		
		Rosmarino - 3	121 50	
		27		
			196 50	

PUBLIC HEARING:

MANS/TOYOTA OF NEWBURGH

MR. NUGENT: Request for 2 ft. sign width variance to replace a wall sign located at the used car sales office at 334 Route 9W in an NC zone. Is there anyone in the audience that is here for that hearing other than the presenter? Let the minutes note that there is no one here.

Ms. Dina Gaillard appeared before the board for this proposal.

MS. GAILLARD: This is the sign that we want to put up, the lettering with the height and the lift, there is no sign right now on the building, there is a sign on top of the building which is coming down, this is going to go on the side of the building.

MR. NUGENT: Let's start from the beginning, which building are we talking about, the one closest to Walsh's Road?

MS. GAILLARD: No, this is the one next to the lawyer's office.

MR. KRIEGER: Old Sunoco Station?

MS. GAILLARD: Yes, old Sunoco sign is coming down and this is going to be non-illuminated, that's about it.

MR. KANE: So you are improving, you're taking down the old sign, you're improving the sign?

MS. GAILLARD: This is not going to go in the same spot as the old sign, the old sign is on the roof, this is going to go on the side.

MR. KRIEGER: So it is actually lower down?

MS. GAILLARD: Yes.

MR. TORLEY: Won't go over the top?

MS. GAILLARD: No.

MR. KANE: Is the old sign bigger than the one that you have right now?

MS. GAILLARD: Yes, much bigger.

MR. TORLEY: Sticks up over the edge of the building.

MS. GAILLARD: Yes.

MR. NUGENT: I'll accept a motion.

MR. TORLEY: Mr. Chairman, I move we grant Mans/Toyota of Newburgh requested sign variance.

MRS. OWEN: Second it.

ROLL CALL

MRS. OWEN	AYE
MR. REIS	AYE
MR. KANE	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE

97-28

Date: 08/17/97

I. Applicant Information:

- (a) Mans Brothers Realty Inc., P.O. Box 247, Vails Gate, N. Y. 12584
(Name, address and phone of Applicant) (Owner)
- (b) Toyota of Newburgh, Inc., 96 Route 9W, New Windsor, N.Y. 12553
(Name, address and phone of purchaser or lessee)
- (c) - _____
(Name, address and phone of attorney)
- (d) - _____
(Name, address and phone of contractor/engineer/architect)

II. Application type:

- ☐ Use Variance ☒ Sign Variance
- ☐ Area Variance ☐ Interpretation

III. Property Information:

- (a) NC 334 Route 9W, New Windsor, N. Y. 14-3-3 1 Acre +
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? R-4
- (c) Is a pending sale or lease subject to ZBA approval of this application? No
- (d) When was property purchased by present owner? 2/1/95
- (e) Has property been subdivided previously? No
- (f) Has property been subject of variance previously? Yes
If so, when? 2/10/92
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? No
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: n/a
- _____
- _____
- _____

IV. Use Variance. n/a

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____
- _____
- _____
- _____

n/a

(b) The legal standard for a "use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

(c) Applicant must fill out and file a Short Environmental Assessment Form (SEQR) with this application.

(d) The property in question is located in or within 500 ft. of a County Agricultural District: Yes _____ No x.

If the answer is Yes, an agricultural data statement must be submitted along with the application as well as the names of all property owners within the Agricultural District referred to. You may request this list from the Assessor's Office.

V. Area variance: n/a

(a) Area variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yd. _____	_____	_____
Reqd. Side Yd. _____	_____	_____
Reqd. Rear Yd. _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Dev. Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____
Parking Area _____	_____	_____

* Residential Districts only

** No-residential districts only

n/a

(b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3)

whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe why you believe the ZBA should grant your application for an area variance: n/a

(You may attach additional paperwork if more space is needed)

VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section 48-18, Table of Supp. Sign Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Wall: Sign 1 - Width	10 ft.	12 ft.	2 ft.
Sign 2			
Sign 3			
Sign 4			

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or over size signs.

Applicant, TOYOTA OF NEWBURGH, INC., who leases the within parcel, proposes to remove the existing sign on the facia and replace it with a new sign which is 2 ft. 6 in. x 12 ft. The proposed sign is red with interior illumination and exceeds the sign width regulations by 2 ft. The variance requested is not substantial, will not have an adverse effect on the physical or environmental conditions in the zoning district and is appropriate for the NC zone.

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs? After removal of the existing 3 ft. x 12 ft. sign, the actual sign area will be 2 ft. 6 in. x 12 ft.

VII. Interpretation. n/a

(a) Interpretation requested of New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

(b) Describe in detail the proposal before the Board:

VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or

upgraded and that the intent and spirit of the New Windsor Zoning is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

See attached sketch of proposed sign.

IX. Attachments required:

- ☒ Copy of referral from Bldg./Zoning Insp. or Planning Bd.
- ☒ Copy of tax map showing adjacent properties.
- ☐ Copy of contract of sale, lease or franchise agreement.
- ☒ Copy of deed and title policy.
- ☐ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☒ Copy(ies) of sign(s) with dimensions and location.
- ☒ Two (2) checks, one in the amount of \$150.00 and the second check in the amount of \$500.00, each payable to the TOWN OF NEW WINDSOR.
- ☒ Photographs of existing premises from several angles.

X. Affidavit.

Date: September, 1997

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/or information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this

26th day of Sept, 1997.

XI. ZBA Action:

(a) Public Hearing date: _____


(Applicant)

TOYOTA OF NEWBURGH, INC.

By:

PATRICIA A. BARNHART
Notary Public, State of New York
No. 01BA4904434
Qualified in Orange County
Commission Expires August 31, 1997

PROXY AFFIDAVIT

SUBMISSION OF APPLICATION FOR VARIANCE # 97-29

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

C. P. MANS, deposes and says:
I am the OWNER of a certain parcel of land within the TOWN OF NEW
WINDSOR designated as tax map SECTION 14 BLOCK 3
LOT 4. I HEREBY AUTHORIZE RICHARD GALLIARD
of TOYOTA OF NEWBURGH, INC. (company name) to make an
application before the ZONING BOARD OF APPEALS as described in
the within application.

Dated: August 11, 1997.

(Signature of Owner)
C. P. MANS

Sworn to before me this

____ day of _____, 19____.

Notary Public

(ZBA DISK#1-060895.PXY)

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

*Prelim. - 8/11/97
#97-28.*

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (914)563-4630 TO
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

*Rich
565-0340*

DATE: August 7, 1997

APPLICANT: Richard Gaillard, Toyota of Newburgh
96 Route 9W
New Windsor, New York

*Man 2
(C. Gaillard)*

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: August 7, 1997

FOR : Proposed 2 Ft. 6 In. X 12 Ft. Wall Sign
LOCATED AT: 334 Route 9W

ZONE: N-C

DESCRIPTION OF EXISTING SITE: 14-3-3 - Used Car Sales

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Proposed wall sign exceeds maximum width.


BUILDING INSPECTOR

PERMITTED

**PROPOSED OR
AVAILABLE:**

**VARIANCE
REQUEST:**

ZONE: N_C USE: 48-18-B-1

SIGN:

FREESTANDING:

HEIGHT: 2Ft. 6 In.

WIDTH: 10 Ft.

12Ft.

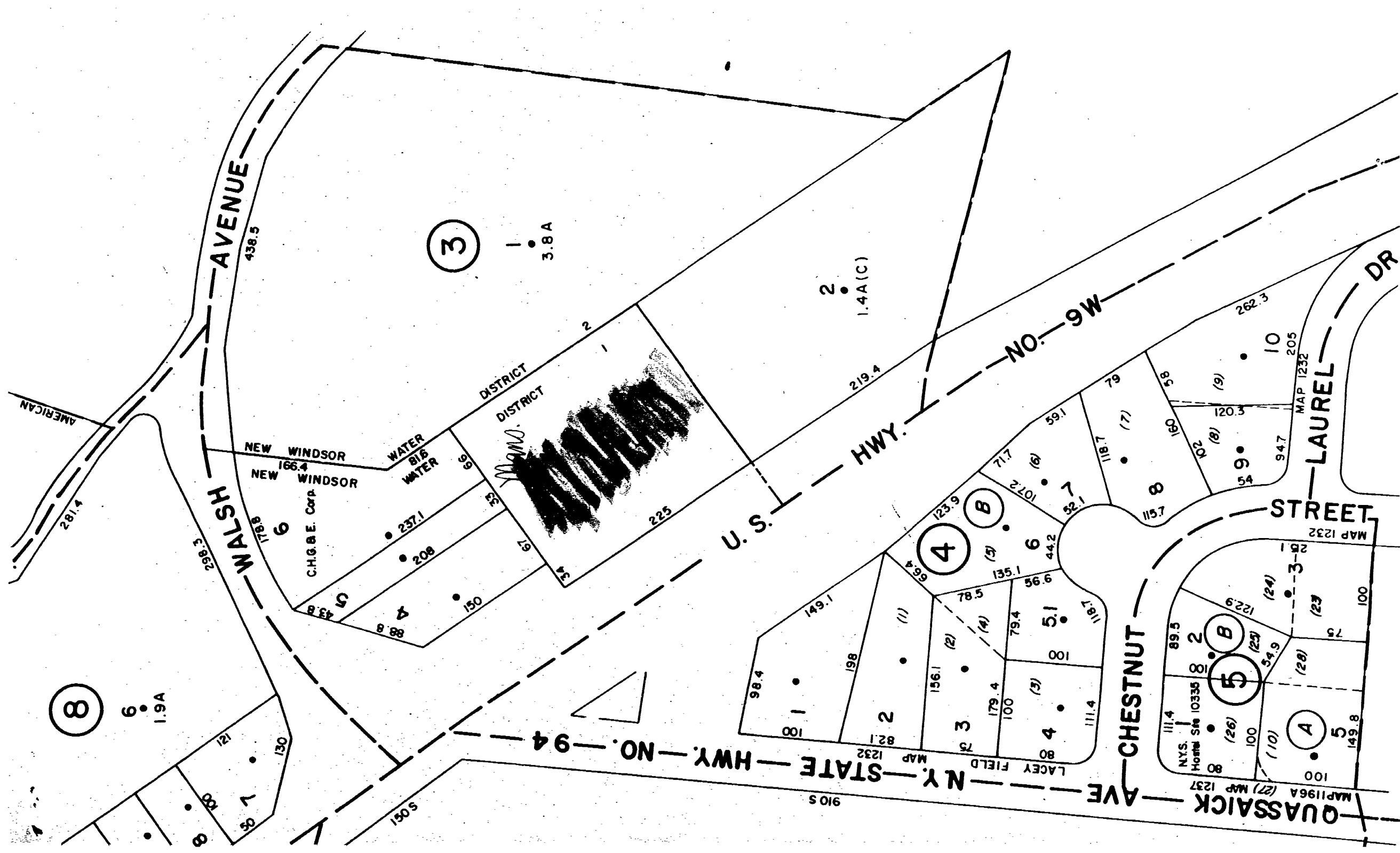
2Ft.

WALL SIGNS:

TOTAL ALL SIGNS:

FEET FROM ANY LOT LINE:

cc: Z.B.A., APPLICANT, FILE, W/ATTACHED MAP



WALSH AVENUE

438.5

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3.8A

2

1.4A(C)

U.S. HWY. NO. 9W

DISTRICT

DISTRICT

NEW WINDSOR
NEW WINDSOR
C.H.G.B.E. Corp.

WATER 81/8 WATER

237.1

208

150

67

53

34

225

U.S. HWY. NO. 94

CHESTNUT STREET

LAUREL DR

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(5)

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14-3-3

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors: Frank Lisi,
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(914) 564-4618 563-4618
(914) 563-4693 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

REFER TO:

Planning Board ☐ Highway Dept ☐ Sewer ☐ Water ☐ Zoning Board of Appeals ☐

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.



96 Rt 94W New Windsor, N.Y. 12553

(Address of Applicant)

PLOT PLAN

NOTE:

Locate all buildings and indicate all setback dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.

N

W

E

Removing existing 3' x 12'
sign on building and
replacing it with letters
TOYOTA II on
overhang on front of
building. letters approx
2 1/2' high.

2'-6" x 12'
WALL SIGN

S

**ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR
COUNTY OF ORANGE : STATE OF NEW YORK**

In the Matter of the Application for Variance of

Mans Toyota of Newburgh, Inc.,
Applicant.

#97-28

**AFFIDAVIT OF
SERVICE BY
MAIL**

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

PATRICIA A. BARNHART, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 7 Franklin Avenue, Windsor, N. Y. 12553.

That on Aug. 27, 1997 ^{on 9/10/97.} I compared the 27 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor regarding the above application for a variance and I find that the addresses are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Patricia A. Barnhart
Patricia A. Barnhart

**Sworn to before me this
27 day of August, 1997.**

Mary Ann Hotaling
Notary Public

MARY ANN HOTALING
Notary Public, State of New York
No. 01H05062877
Qualified in Orange County
Commission Expires July 8, 1998

PUBLIC NOTICE OF HEARING
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 28

Request of C.P. MANS & TOYOTA OF NEWBURGH, INC.

for a VARIANCE of the Zoning Local Law to Permit:

2 ft. sign width variance to replace old existing sign;

being a VARIANCE of Section 48-18-Supplementary Sign Regulations;

for property situated as follows:

334 Route 9W, Town of New Windsor, New York, known as tax lot Section 14, Blk.3, Lot 3

SAID HEARING will take place on the 22nd day of September, 1997, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 o'clock P.M.

James Nugent, Chairman

Date 8/18/97, 19.....

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

TO Frances Roth 168 N. Drury La DR.
Newburgh Ny 12553

DATE			CLAIMED	ALLOWED
8/11/97	Zoning Board Mtg		75.00	
	Misc - 3			
	Barbara - 7			
	Casey - 5			
	Mans/Toyota - 3 13.50			
	Craig/Toyota - 3			
	Scraglione - 4			
	25 pp		112.50	
			187.50	

MANS/TOYOTA OF NEWBURGH

MR. TORLEY: Request for 2 ft. variance to replace a wall sign located at the used car sales office at 334 Route 9W in an NC zone.

Mr. Richard Gaillard appeared before the board for this proposal.

MR. GAILLARD: 330 this is for I assume both that I submitted?

MS. BARNHART: No, this is only for the section, block and lot 14-3-3, this is owned by Mr. Mans, this is the bigger lot.

MR. TORLEY: You have got two different ones.

MS. BARNHART: They are right next door.

MR. GAILLARD: Are you familiar with the property has the big old Sunoco sign up top, we're just going to replace that and just as the fascia of the building we're just going to put the letters Toyota II on there, they are going to be, I don't know, two foot high letters, red letters.

MR. KANE: In the two feet that he needs, Michael, is that height or length?

MR. GAILLARD: We're putting it on the building, it's not a freestanding sign and they might actually even be a little smaller cause we're taking off the shingles and putting on, it's called a synergy system, it's like a troweling type of plaster, I guess you would call it, then we're just going to put the letters like we did on our service building down there so--

MR. TORLEY: So this is a two foot height variance on the sign Mike?

MS. OWEN: It's width.

MR. BABCOCK: Yeah, it's fine, it's only two foot wide, he wants to put a sign up two foot six inches high by

12 foot long and he's allowed two foot six by ten.

MR. TORLEY: You might want to do yourself a favor and see if you can squeeze the letters in ten feet.

MR. GAILLARD: I don't know if I should say this, we haven't measured because once the whole system gets done, it's roughly 12 feet.

MR. TORLEY: If you can make it ten feet, you don't have to be here and save yourself money but you need a two foot variance and it turns out you put two foot six inch variance.

MR. GAILLARD: We're going to need 12 feet, I should say, but it's going to be I mean getting rid of the old Sunoco sign is an eyesore, neaten it up, going to be uniform with the new car.

MR. KANE: Is this sign you're looking to put up smaller than the existing sign that is there right now?

MR. GAILLARD: We're just putting up letters so yeah.

MR. KANE: Still a sign.

MR. GAILLARD: I would say.

MR. KANE: Is the overall dimensions of the newer sign smaller than the old?

MR. GAILLARD: Yeah, pretty close to the, it's not going to be really bigger than other one's really an eyesore I think but--

MR. TORLEY: This is an illuminated sign?

MR. GAILLARD: No, just straight wall letters, red.

MR. TORLEY: Entertain a motion.

MR. KANE: I move we set up Mans/Toyota of Newburgh for a public hearing for their requested variance at 334 Route 9W.

August 11, 1997

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MS. OWEN: I second it.

ROLL CALL

MS. OWEN	AYE
MR. REIS	AYE
MR. KANE	AYE
MR. TORLEY	AYE

PROPERTY DESCRIPTION

SECTION	BLOCK	LOT	TOWN OR VILLAGE	SPECIAL DISTRICT					ASSESSED VALUE			SQ. N
OWNER NO.	LOCATION			SCHOOL	FIRE	LIGHT	WATER	OTHER	LAND	IMPROV.	TOTAL	
14	03	0030029	TOWN OF NEW WINDSOR	1	2	1	3	1	45700	14100	24500	10
51470E S U S HWY 9W DEED RECORDED DATE BOOK PAGE 101559 1525 170 811172079 151 715809 1131/12 96/84												
SUN OIL COMPANY 1608 WALNUT ST. PHILADELPHIA PA PURPURA JAMES & FRANCES 334 RT 9W New Windsor Purpura James & Frances 334 Route 9W, New Windsor Lucas Donald R. 336-338 Route 9W, New Windsor Purpura James & Frances 334 Route 9W Mans, Casey P PO Box 247 Vails Gate NY 12584 MANS BROTHERS REALTY INC PO Box 247, Vails Gate, NY 12584												
122981 2212 936 298/82 22882 2217 201 371/82 3 2 83 2247 346 392/83 112183 2268 664 277/84 2 1 95 4174 309												

ORANGE COUNTY PROPERTY MAP and RECORDS SYSTEM

AERO SERVICE
DIVISION OF LITTON INDUSTRIES